

6.2  
CCM 8-2-11

ORDINANCE NO. 018221

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST14-00012, TO ALLOW FOR A MEDICAL OFFICE ON THE PROPERTY DESCRIBED AS LOTS 13, 14, AND 15, BLOCK 17, DEL NORTE ACRES, 8894 AND 8898 GATEWAY BOULEVARD NORTH, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Dr. Dipak Patel has applied for a Special Permit to allow for a medical office under Section 20.04.260 and 20.04.320 of the El Paso City Code; and,

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and,

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Sections 20.04.320 of the El Paso City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in a A-2 (Apartment) Zone District:  
*Lots 13, 14, and 15, Block 17, Del Norte Acres, 8894 and 8898 Gateway Boulevard North, City of El Paso, El Paso County, Texas;*  
*and,*
2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code, to allow for a medical office; and,
3. That this Special Permit is issued subject to the development standards in the A-2 (Apartment) District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and,
4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST14-00012 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

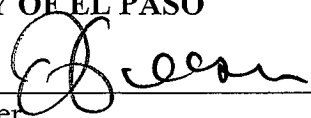
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5. That the Owners shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

PASSED AND APPROVED this 5<sup>th</sup> day of August, 2014.

THE CITY OF EL PASO

  
\_\_\_\_\_  
Oscar Leese  
Mayor

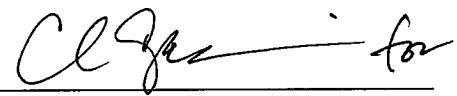
ATTEST:

  
\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Karla M. Nieman  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Mathew S. McElroy, Director  
City Development Department

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## AGREEMENT

**Dr. Dipak Patel, (Applicant)** referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the A-2 (Apartment) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 30 day of June, 2014.

**Dr. Dipak Patel:**

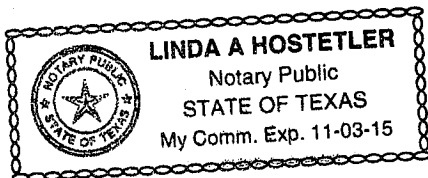
By: Dipak Patel, member  
(name/title)  
[Signature]  
(signature)

## ACKNOWLEDGMENT

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 30 day of June, 2014,  
by Dipak T Patel, for **Dr. Dipak Patel**, as applicant.

My Commission Expires:



Linda A Hostetler  
Notary Public, State of Texas

Notary's Printed or Typed Name:

Linda A Hostetler

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